

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500
(Master)

February 2, 2022

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 500 (the "District") met in regular session, open to the public, on the 2nd day of February, 2022, at the Lakehouse, 10000 Towne Lake Parkway, Cypress, Texas, outside the boundaries of the District but inside the boundaries of the Service Area, and the roll was called of the members of the Board:

Jeffry D. Ottmann	President
Joanne E. Quintero	Vice President
Vacant	Secretary
James Spackman	Assistant Secretary
Alan Steinberg	Asst. Vice President/ Asst. Secretary

and all of the above were present except Director Spackman, thus constituting a quorum.

Also present at the meeting were Jennifer Vossler of McCall Gibson Swedlund Barfoot PLLC ("McCall"); Brenda McLaughlin of Bob Leared Interests; Debbie Tomer of F. Matuska, Inc.; Amanda Benzman of Environmental Development Partners, LLC ("EDP"); Leslie Cook of RBC Capital Markets; J.T. Gaden and Robert Atkinson of Edminster Hinshaw Russ and Associates, Inc.; and Katie Carner and Jennifer Ramirez of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no comments from the public.

APPROVE MINUTES

The Board reviewed the minutes of the January 5, 2022, regular meeting and January 12, 2022, special meeting. After review and discussion, Director Quintero moved to approve the minutes of the January 5, 2022, regular meeting and January 12, 2022, special meeting, as presented. Director Steinberg seconded the motion, which passed unanimously.

TAXABLE CONTRACT REVENUE BONDS (WATER, SEWER, AND DRAINAGE FACILITIES), SERIES 2022 (“SERIES 2022 BONDS”)

APPROVE DEVELOPER REIMBURSEMENT REPORT FOR SERIES 2022 BONDS

Ms. Vossler reviewed a developer reimbursement report related to the proceeds from the Series 2022 Bonds. Following review and discussion, Director Quintero moved to approve the developer reimbursement report. Director Steinberg seconded the motion, which passed unanimously.

AUTHORIZE DISBURSEMENT OF SERIES 2022 BOND PROCEEDS

The Board considered authorizing disbursement of the proceeds from the Series 2022 Bonds, as reflected in the final developer reimbursement report. Following review and discussion, Director Quintero moved to authorize disbursement of the Series 2022 Bond proceeds. Director Steinberg seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Tomer reviewed the bookkeeper’s report, a copy of which is attached, and submitted the bills for the Board’s review.

Ms. Tomer presented and reviewed with the Board the revised draft budget for the Master District’s fiscal year ending March 31, 2023, a copy of which is attached to the bookkeeper’s report. Discussion ensued regarding the budget workshop held with representatives from the Participant districts and revisions to the draft budget recommended as a result of the workshop.

After discussion, Director Quintero moved to: (1) approve the bookkeeper’s report and the payments presented; and (2) adopt the Master District budget for the fiscal year ending March 31, 2023, as presented. Director Steinberg seconded the motion, which passed unanimously.

Ms. Tomer requested that the Board defer the Amendment to Contract for Bookkeeping Services.

REVIEW FINAL ARBITRAGE REBATE REPORT FOR THE SERIES 2013 BONDS

The Board reviewed the final arbitrage rebate report for the District’s \$8,060,000 Contract Revenue Bonds (Water, Sewer, and Drainage Facilities), Series 2013, noting that there were no payments owed to the Internal Revenue Service.

OPERATION OF DISTRICT FACILITIES

Ms. Benzman presented the operator's report, a copy of which is attached. She reported on routine maintenance and repair items in the Service Area.

Ms. Benzman reported that the cleanup of the landscaping adjacent to the wastewater treatment plant site is complete. She stated that she is working on obtaining a proposal from the contractor for annual maintenance of the landscaping.

Ms. Benzman updated the Board on the status of the replacement of the lift pump nos. 1 and 2 at lift station no. 2.

Ms. Benzman stated she is working on obtaining proposals for security improvements.

After review and discussion, Director Quintero moved to accept the operator's report. Director Steinberg seconded the motion, which passed unanimously.

DISCUSS LAKE MANAGEMENT AND MAINTENANCE

WILDLIFE MANAGEMENT, INCLUDING REPORT AND PROPOSALS FROM
A ALL ANIMAL CONTROL

The Board discussed the status of wildlife management in the District, including wildlife monitoring and trapping.

EROSION, DREDGING, AND WATER QUALITY

Mr. Gaden reported on the results of the drone survey for the detention facilities south of Tuckerton Road. He then reviewed a proposal in the amount \$40,000.00 to perform a drone survey of the detention facilities north of Tuckerton Road and south of Cypress North Houston. Ms. Carner reported on the Erosion Control Committee ("ECC") meeting, including the proposed plan of action to address existing erosion and develop a long-term lake maintenance plan.

After review and discussion, Director Quintero moved to: (1) approve the proposal in the amount \$40,000.00 for the additional drone survey work; and (2) authorize the District's consultants and the ECC to coordinate on the development of a lake maintenance plan. Director Steinberg seconded the motion, which passed unanimously.

AMENDMENT TO LAKE RULES

Ms. Carner stated that ABHR is still coordinating with the HOA on the proposed amendment to the lake rules.

ENGINEERING MATTERS

Mr. Gaden presented an engineer's report, a copy of which is attached, and reviewed it with the Board.

Mr. Gaden reviewed the capital projects fund sheet, a copy of which is attached to the engineer's report.

PRELIMINARY PLANNING FOR GRADE SEPARATION AT UNION PACIFIC RAILROAD AND INTERSECTION IMPROVEMENTS AT HIGHWAY 290 ("UPRR/HIGHWAY 290 PROJECT")

Mr. Gaden updated the Board on the status of the UPRR/Highway 290 Project. Ms. Carner updated the Board on the status of preparation of Interlocal Agreements with the funding partners for the project.

Ms. Carner reviewed a task order in the estimated amount of \$100,000 to \$134,000 from Knudson, LP, for professional planning and economic development services related to funding for the UPRR/Highway 290 Project.

After review and discussion, Director Quintero moved to approve the task order from Knudson, LP, in the estimated amount of \$100,000 to \$134,000. Director Steinberg seconded the motion, which passed unanimously.

REPORT ON STORMWATER FACILITIES MAINTENANCE AND REPAIRS, AND APPROVE SUBMERGED STORM SEWER AGREEMENTS AND MAINTENANCE AGREEMENTS

Mr. Gaden stated that the Storm Water Solutions, LLC, report will be provided to the Board.

REVIEW BIDS AND AWARD CONTRACT FOR EMERGENCY WATER INTERCONNECT

Mr. Gaden updated the Board on the status of design of the emergency water interconnect with Harris County Municipal Utility District No. 196.

REVIEW BIDS AND AWARD CONTRACT FOR WATER WELL NO. 1 AND WATER PLANT NO. 1 HYDROPNEUMATIC TANK ADDITION

Mr. Gaden updated the Board on the status of the design of water well no. 1 and

the additional hydropneumatic tank. He stated that bids will be received on February 9, 2022.

REVIEW BIDS AND AWARD CONTRACT FOR CONSTRUCTION OF WASTEWATER TREATMENT PLANT NO. 2

Mr. Gaden updated the Board on the design of wastewater treatment plant no. 2. He stated that bids will be received this month.

APPROVE PLANS AND SPECIFICATIONS AND AUTHORIZE ADVERTISEMENT FOR BIDS FOR THE MOUND ROAD EAST UTILITY EXTENSION PROJECT

Mr. Gaden updated the Board on the design of the Mound Road East Utility Extension project.

WASTEWATER TREATMENT PLANT NO. 1 GENERATOR

There was no discussion on this agenda item.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR TOWNE LAKE SECTION 60 TEMPORARY ACCESS ROAD

Mr. Gaden updated the Board on the construction of the Towne Lake Section 60 temporary construction access road. He stated that he had no pay estimates from Storm Water Solutions, LLC for the Board's approval.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR DETENTION 1L, PHASE 2

Mr. Gaden updated the Board on the status of construction of detention 1L, Phase 2. He reviewed and recommended approval of Pay Estimate No. 9 and Final in the amount of \$149,068.28, submitted by Allgood Construction Co., Inc. ("Allgood"). Mr. Gaden also recommended the Board accept the project.

After review and discussion, Director Quintero moved to approve Pay Estimate No. 9 and Final in the amount of \$149,068.28, submitted by Allgood, and accept the project, as recommended. Director Steinberg seconded the motion, which passed unanimously.

APPROVE CAPACITY RESERVATIONS AND UTILITY COMMITMENT LETTERS

There was no discussion on this agenda item.

UPDATE ON TPDES PERMIT RENEWAL APPLICATION FOR HORSEPEN CREEK WASTEWATER TREATMENT PLANT

There was no discussion on this agenda item.

UPDATE ON PREPARATION OF PARK SURPLUS FUNDS APPLICATION AND DISCUSS PREPARATION OF BOND APPLICATION NO. 12, INCLUDING, IF APPROPRIATE, ADOPT RESOLUTION AUTHORIZING APPLICATION TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (“TCEQ”) FOR APPROVAL FOR PROJECTS AND BONDS

Mr. Gaden updated the Board on the preparation of a park surplus funds application.

Mr. Gaden requested the Board authorize preparation of water, sewer, and drainage bond application no. 12 and reviewed a preliminary summary of costs, a copy of which is attached to the engineer’s report. The Board then considered adopting a Resolution Authorizing Application to the TCEQ for Approval of Projects and Bonds.

After review and discussion, Director Quintero moved to: (1) authorize preparation of water, sewer, and drainage bond application no. 12; and (2) adopt the Resolution Authorizing Application to the TCEQ for Approval of Projects and Bonds and direct that the Resolution be filed appropriately and retained in the District’s official records. Director Steinberg seconded the motion, which passed unanimously.

CONVEYANCE OF EASEMENTS/DEEDS; ABANDONMENT OF EASEMENT; CONSENTS TO ENCROACHMENT

Ms. Carner reviewed an access easement from CW SCOA West, L.P. to the District for the Phase 1L detention facilities. After review and discussion, Director Quintero moved to accept the access easement and direct that easement be filed appropriately and retained in the District’s official records. Director Steinberg seconded the motion, which passed by unanimous vote.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY MATTERS, INCLUDING CONSTRUCTION OF SURFACE WATER DELIVERY LINE FOR WATER PLANT NO.

2

There was no discussion on this agenda item.

LANDSCAPE ARCHITECT’S REPORT

There was no discussion on this agenda item.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

There was no discussion on this agenda item.

REPORTS FROM DISTRICT CONSULTANTS REGARDING DISTRICT
CORRESPONDENCE AND PROVISION OF RECORDS

There was no discussion on this agenda item.

REVIEW AND REVISE ACTION LIST

The Board reviewed the action list and noted items to be included and removed from the list.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

Secretary, Board of Directors

(SEAL)

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Bookkeeper's report.....	2
Operator's report.....	3
Engineer's report.....	4